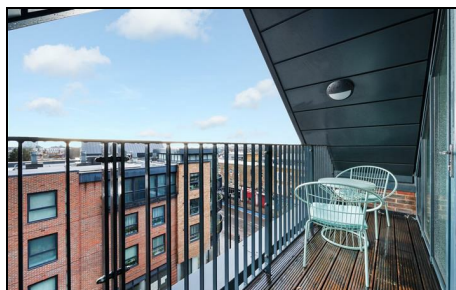


## Tooting High Street Tooting, SW17 0GU

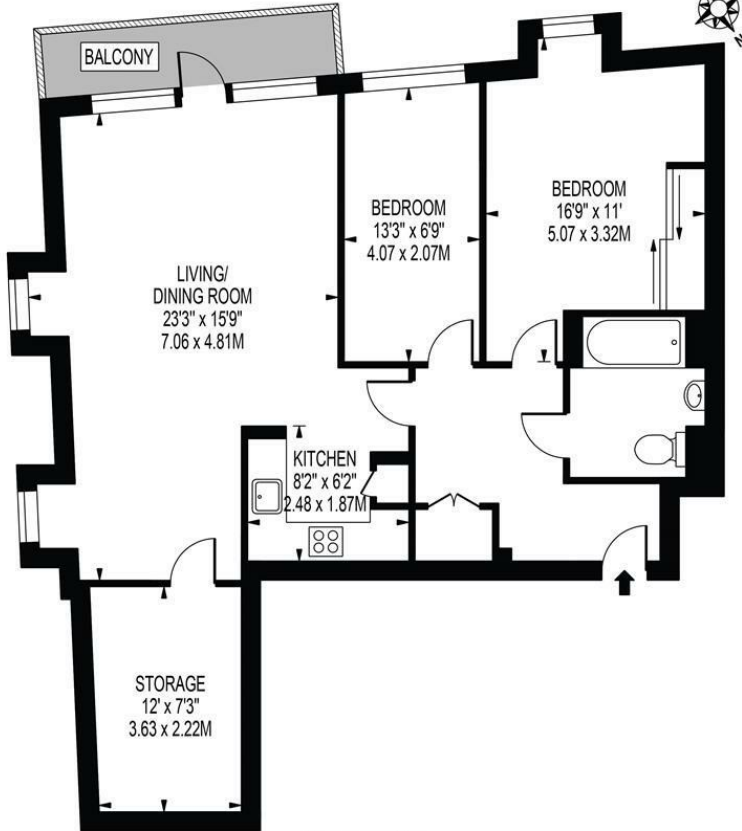
**£525,000 Leasehold**



**A charming and beautifully presented two double bedroom top floor apartment, moments away from central Tooting with a superb open plan kitchen/reception with great views over Colliers Wood, two bedrooms and a private terrace. The property also includes an undercover parking space, communal garden and secure bicycle area. Tooting High Street sits at the heart of Tooting Broadway with thriving shops, bars and restaurants as well as Tooting Market on the doorstep. The convenient transport links of Tooting Broadway Underground station are all within easy reach, making it ideal for the commuter. A real must see apartment.**

## TOOTING HIGH STREET


APPROXIMATE GROSS INTERNAL FLOOR AREA: 882 SQ FT - 81.97 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Two Double Bedrooms
- No Chain
- Beautifully Presented
- Communal Garden
- Private Balcony
- Allocated Parking
- EPC Rating : B
- Wandsworth Council Tax Band : D
- Lease : 150 Years From 30 June 2014
- Ground Rents (Per Annum) : £400. Service Charges (Per Annum) : £2000.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years of successful Sales and Lettings in Merton**

